087.0	0005	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,040,900 / 1,040,900
					USE VALUE:	1,040,900 / 1,040,900
					ASSESSED:	1,040,900 / 1,040,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		RICHFIELD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GILBERT IAN D & KATHLEEN W
Owner 2:	
Owner 3:	
Street 1:	22 RICHFIELD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 9,092 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Clapboard Exterior and 3222 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9092.000	555,100	900	484,900	1,040,900
Total Card	0.209	555,100	900	484,900	1,040,900
Total Parcel	0.209	555,100	900	484,900	1,040,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 323.09 | /Parcel: 323.0

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	55264
GIS Ref	
GIS Ref	
Insp Date	11/14/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 087.0-0005-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	555,100	900	9,092.	484,900	1,040,900	1,040,900	Year End Roll	12/18/2019
2019	101	FV	416,200	0	9,092.	450,300	866,500	866,500	Year End Roll	1/3/2019
2018	101	FV	416,200	0	9,092.	450,300	866,500	866,500	Year End Roll	12/20/2017
2017	101	FV	416,200	0	9,092.	394,900	811,100	811,100	Year End Roll	1/3/2017
2016	101	FV	416,200	0	9,092.	360,200	776,400	776,400	Year End	1/4/2016
2015	101	FV	399,200	0	9,092.	318,700	717,900	717,900	Year End Roll	12/11/2014
2014	101	FV	399,200	0	9,092.	301,400	700,600	700,600	Year End Roll	12/16/2013
2013	101	FV	399,200	0	9,092.	286,800	686,000	686,000		12/13/2012

!7104!

PRINT

Date	Time
12/10/20	21:46:52

LAST REV

Date	Time
07/17/19	13:57:20
apro	
7104	

USER DEFINED

Prior Id # 1:	55264
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
IAFRATE JEFFREY	28637-262		5/29/1998		279,900	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/12/2009	1248	Addition	67,000					
1/11/2008	66	Manual	9,300			G9	GR FY09	reno existing fin
7/22/2003	648	Wood Dec						
10/18/2002	886	Addition	15,000					
2/16/1995	69	Manual	6,000					V/SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
11/14/2018	MEAS&NOTICE	BS	Barbara S
4/9/2009	Measured	372	PATRIOT
4/4/2000	Measured	263	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9092		Sq. Ft.	Site		0	70.	0.76	12									484,935						484,900	

Total AC/HA: 0.20872 | Total SF/SM: 9092 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 484,935 | Spl Credit | Total: 484,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	8 - Brick Veneer	30	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.08496273
Const Adj.:	0.99881017
Adj $ / SQ:	135.459
Other Features:	97380
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	581901
Depreciation:	26767
Depreciated Total:	555133

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3			Baths: 1				HB		

REMODELING

Exterior:	
Interior:	
Additions:	2002
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

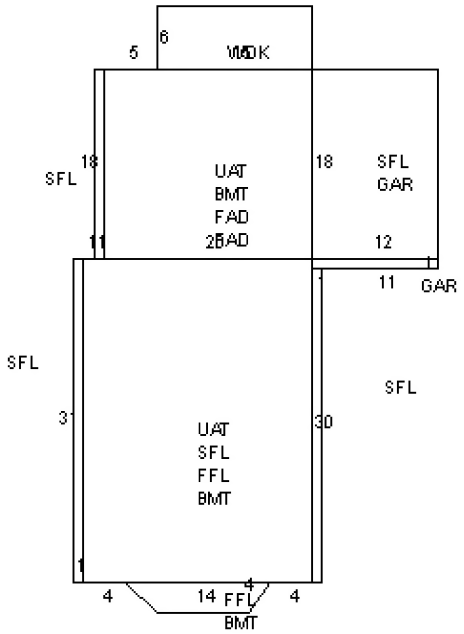
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	149.00
Special Features:	0	Val/Su Net:	136.39
Final Total:	555100	Val/Su SzAd	229.95

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,077	77.210	83,157
SFL	Second Floor	977	135.460	132,343
FAD	Addition	720	135.460	97,530
FFL	First Floor	717	135.460	97,124
UAT	Upper Attic	261	54.180	14,115
GAR	Garage	228	25.930	5,913
WDK	Deck	90	15.980	1,438
	Net Sketched Area:	4,070	Total:	431,620
Size Ad	2414	Gross Are	4851	FinArea 3222

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	75	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 087.0-0005-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	8X32	A	AV	2009	3.71	T	8	101			900			900

More: N | Total Yard Items: 900 | Total Special Featues: | Total: 900